

041.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,019,000 / 1,019,000

APPRAISED: 1,019,000 / 1,019,000

USE VALUE: 1,019,000 / 1,019,000

ASSESSED: 1,019,000 / 1,019,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-18		FORDHAM ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SMITH ERIC J	
Owner 2: SMITH-AUSTIN KERRYANNE	
Owner 3:	

Street 1: 16 FORDHAM ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: <input type="text"/>
Postal: <input type="text"/>

NARRATIVE DESCRIPTION
This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2453 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 4500 Sq. Ft. Site 0 80. 1.23 1																			

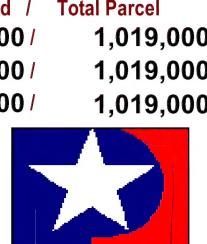
IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							28393
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	ASR Map:					
2020	104	FV	569,600	5500	4,500.	444,000	1,019,100	1,019,100	Year End Roll	12/18/2019	Fact Dist:					
2019	104	FV	417,000	5500	4,500.	471,800	894,300	894,300	Year End Roll	1/3/2019	Reval Dist:					
2018	104	FV	417,000	5500	4,500.	344,100	766,600	766,600	Year End Roll	12/20/2017	Year:					
2017	104	FV	391,300	5500	4,500.	299,700	696,500	696,500	Year End Roll	1/3/2017	LandReason:					
2016	104	FV	391,300	5500	4,500.	255,300	652,100	652,100	Year End	1/4/2016	BldReason:					
2015	104	FV	349,100	5500	4,500.	249,800	604,400	604,400	Year End Roll	12/11/2014	CivilDistrict:					
2014	104	FV	349,100	5500	4,500.	205,400	560,000	560,000	Year End Roll	12/16/2013	Ratio:					
2013	104	FV	363,100	5500	4,500.	195,400	564,000	564,000		12/13/2012						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/15/2011	704	Manual	8,800					REPL GAR ROOF STRU	11/9/2018	MEAS&NOTICE	HS	Hanne S			
8/28/2007	751	Redo Bat	6,000			G9	GR FY09	re-do 1st fl bath	1/9/2009	Meas/Inspect	189	PATRIOT			
5/24/2007	383	Add Bath	100,000			G9	GR FY09	renovations	2/3/2003	External Ins	PM	Peter M			
10/22/2002	897	Siding	17,300						4/29/2000	Inspected	264	PATRIOT			
4/9/2002	244	Porch	15,000	C				REBUILD FRONT/REAR	2/29/2000	Measured	264	PATRIOT			
11/2/2000	851	New Wind	17,251	C				33 REPLACEMENT WIN	8/17/1993		PC	PHIL C			
4/12/1998	206	Manual	1,000					REPAIR TERMITE DAM							

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Very Good			PDAS SINK IN BSMT.											
Sty Ht: 2 - 2 Story				A Bath: 2	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 2 - Conc. Block				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 2	Rating: Good														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: GRAY				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating:														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1923	Eff Yr Blt:			Location: 1															
Alt LUC:	Alt %:			Total Units: 1															
Jurisdict: G4	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10.8	%	Functional: 1				No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Economic: 1				1	6	2									
Sec Int Wall: 1	%			Special: 1				1	5	2									
Partition: T - Typical				Override: 1				Totals											
Prim Floors: 3 - Hardwood				Total: 10.8	%			2	11	4									
Sec Floors: 1	%			CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 170.00				Rate	Parcel ID	Typ	Date	Sale Price							
Subfloor:				Size Adj.: 1.07804728															
Bsmnt Gar:				Const Adj.: 0.98980200															
Electric: 3 - Typical				Adj \$ / SQ: 181.399															
Insulation: 2 - Typical				Other Features: 119900															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000															
Heat Type: 5 - Steam				NBHD Mod: 1															
# Heat Sys: 2				LUC Factor: 1.00															
% Heated: 100	% AC: 1			Adj Total: 638477															
Solar HW: NO	Central Vac: NO			Depreciation: 68956															
% Com Wall	% Sprinkled:			Depreciated Total: 569522															
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 041.0-0005-0007.0				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X20	A	GD	1923	21.94	T	30	104			5,500		5,500		
More: N				Total Yard Items: 5,500				Total Special Features: 1				Total: 5,500							